This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 11/16/05 09:41 2 pgs
Fees:13.00 Taxes:425.50
20051116-0138354

WARRANTY DEED

Address new owner as:
D.L. & Helen Batts
925 Westchester Avenue
Madison, TN 37115

Send tax bills to:
Same

Map-Parcel
Map 42-9
Par 79

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Roy Willard Hunter, a married man, have this day bargained and sold, and do hereby transfer and convey to the said D.L. Batts and wife, Helen Batts, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 72 of Kemper Heights, as of record in Book 2331, page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 72 is described as beginning at a point in the southeasterly margin of Westchester Drive, the common corner of Lots 72 and 73; thence in a southeasterly direction along the line between said two lots, 160.3 feet to a point; thence in a southwesterly direction 145.7 feet to a point in the northeasterly margin of Kemper Drive South; thence along the margin of said Drive in a northwesterly direction 97.7 feet to a point; thence around a curve in a northeasterly direction 36.09 feet to a point in the southeasterly margin of Westchester Drive; thence along said margin in a northeasterly direction 39.5 feet to the point of beginning.

BEING the same property conveyed to Roy Willard Hunter and wife, Marjorie Hunter by deed from Lewis E. Gaines and Joe Gaines, by deed dated April 16, 1956, and recorded in Book 2535, page 439, Register's Office for Davidson County, Tennessee, the said Marjorie Hunter having since died.

This is not the principal residence of the grantor.

This is improved property known as 925 Westchester Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said D.L. Batts and wife, Helen Batts, their heirs and assigns, forever.

And I, Roy Willard Hunter, do covenant with the said D.L. Batts and wife, Helen Batts, that I am lawfully seized and possessed of said land in fee simple; that it has a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and for real property taxes for the year of 2005.

And I, Roy Willard Hunter, do further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to the said land to the said D.L. Batts and wife, Helen Batts, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS My hand this 15th day of November 2005.

Roy Willard Hunter

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roy Willard Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand, at this office, this 15th day of November 2005.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $115,000.00.

AFFIANT

Subscribed and sworn to before me, this 15th day of November 2005.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007